

Rojas

# 821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION

821 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476

SUBMISSION SET  
01/09/2024

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TP- 01	TREE PROTECTION REMOVAL PLAN & DETAILS
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A- 04	PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION

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Job: 2958  
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Scale: AS NOTED  
Drawn: ISP  
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SITE PLAN WITH  
EXISTING  
BUILDING &  
TREES

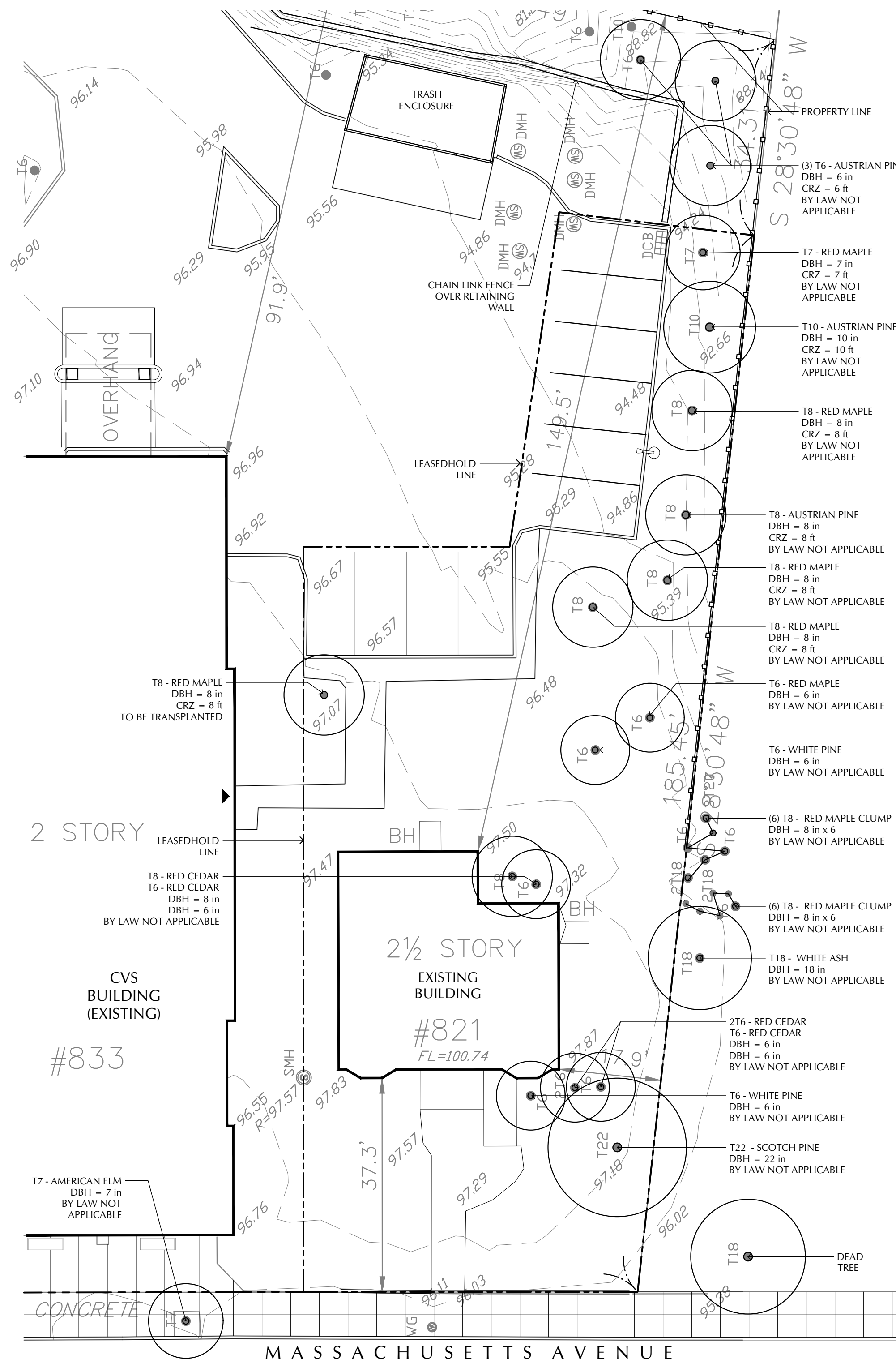
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EX-01



1 SITE PLAN WITH EXISTING BUILDING & TREES

SCALE: 1" = 15'-0"

15' 7.5' 0 15'

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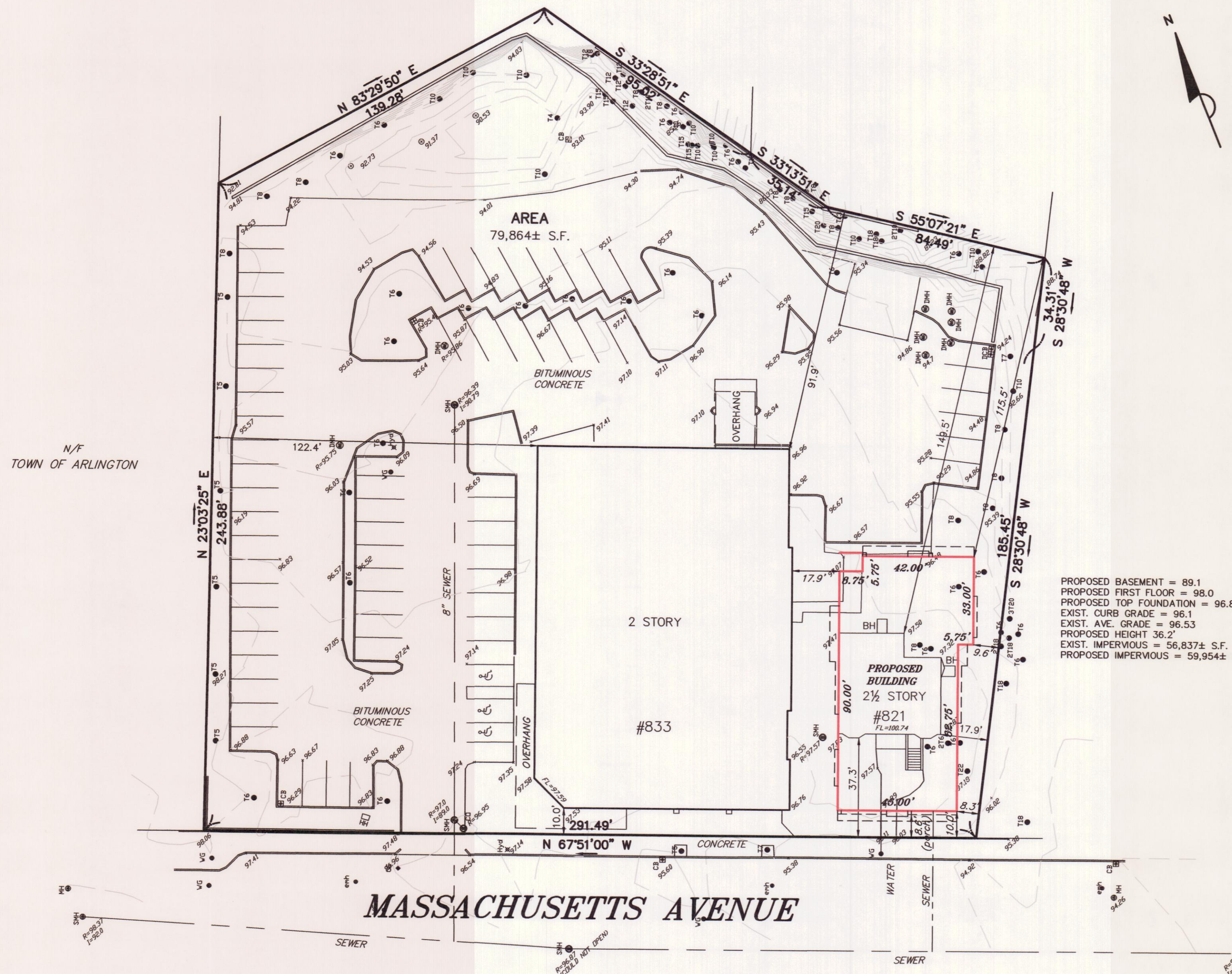
# TREE PROTECTION & REMOVAL PLAN & DETAILS

# Rojas

TP-01

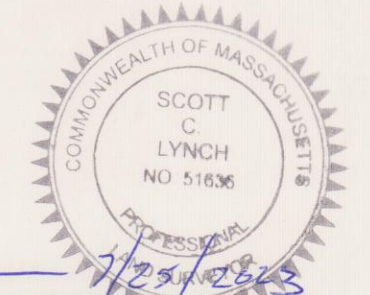






LEGEND	
BH	BULKHEAD
CB	CATCH BASIN
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
FL	FLOOR
GG	GAS GATE
HH	HANDHOLD
HYD	HYDRANT
SMH	SEWER MANHOLE
T8	8" TREE
WG	WATER GATE
⊕	HANDICAP PARKING
⊕	SPOT GRADE ELEVATION

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE  
THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED BASEMENT = 89.1  
PROPOSED FIRST FLOOR = 98.0  
PROPOSED TOP FOUNDATION = 96.8  
EXIST. CURB GRADE = 96.1  
EXIST. AVE. GRADE = 96.53  
PROPOSED HEIGHT 36.2'  
EXIST. IMPERVIOUS = 56,837± S.F.  
PROPOSED IMPERVIOUS = 59,954± S.F.

MASSACHUSETTS AVENUE

PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN  
#821-833 MASSACHUSETTS AVENUE  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)  
SCALE: 1"= 30' DATE: 7/25/2023  
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
7239PP2.DWG



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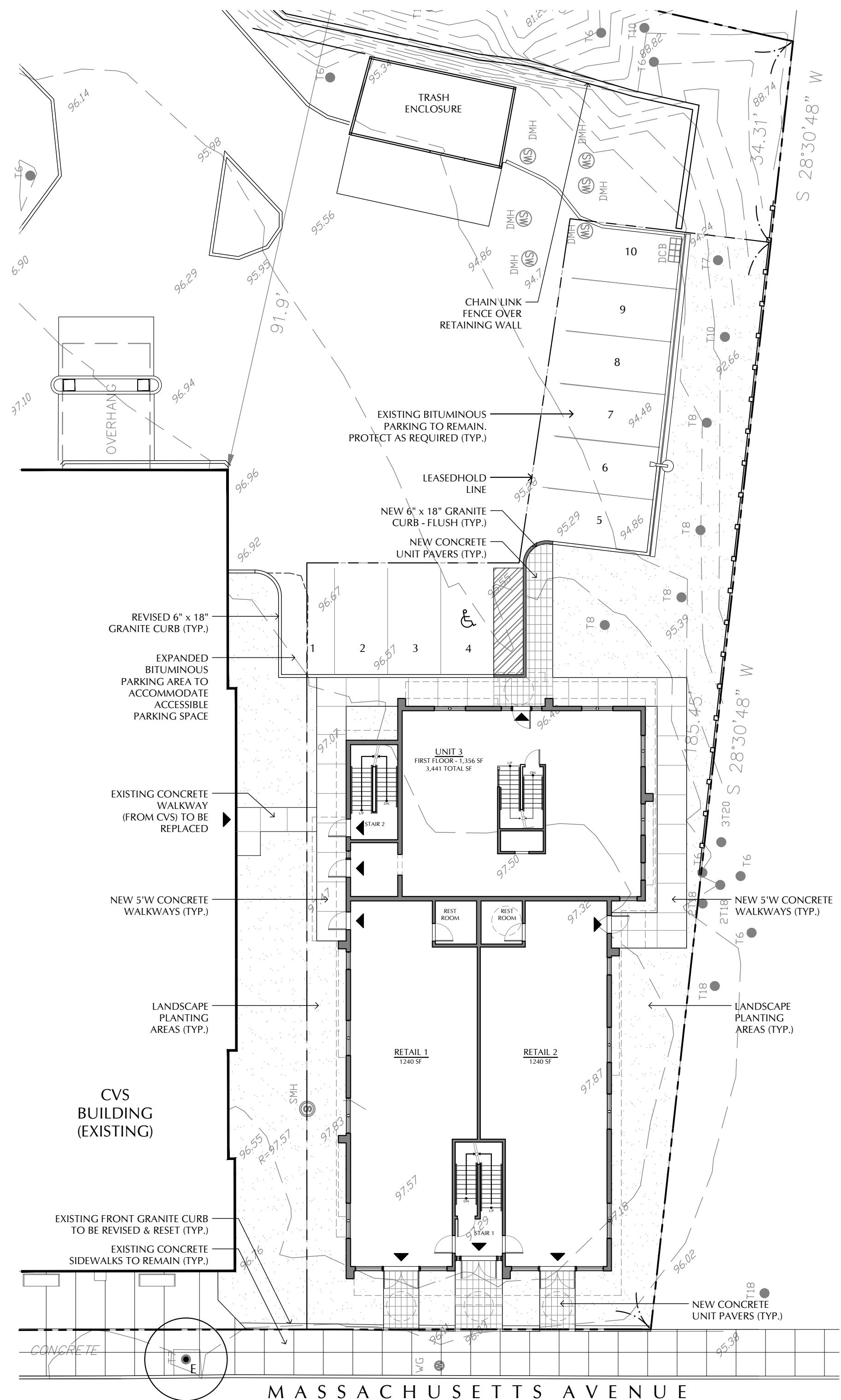
PROPOSED SITE  
LAYOUT &  
MATERIALS  
PLAN

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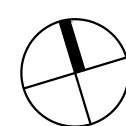
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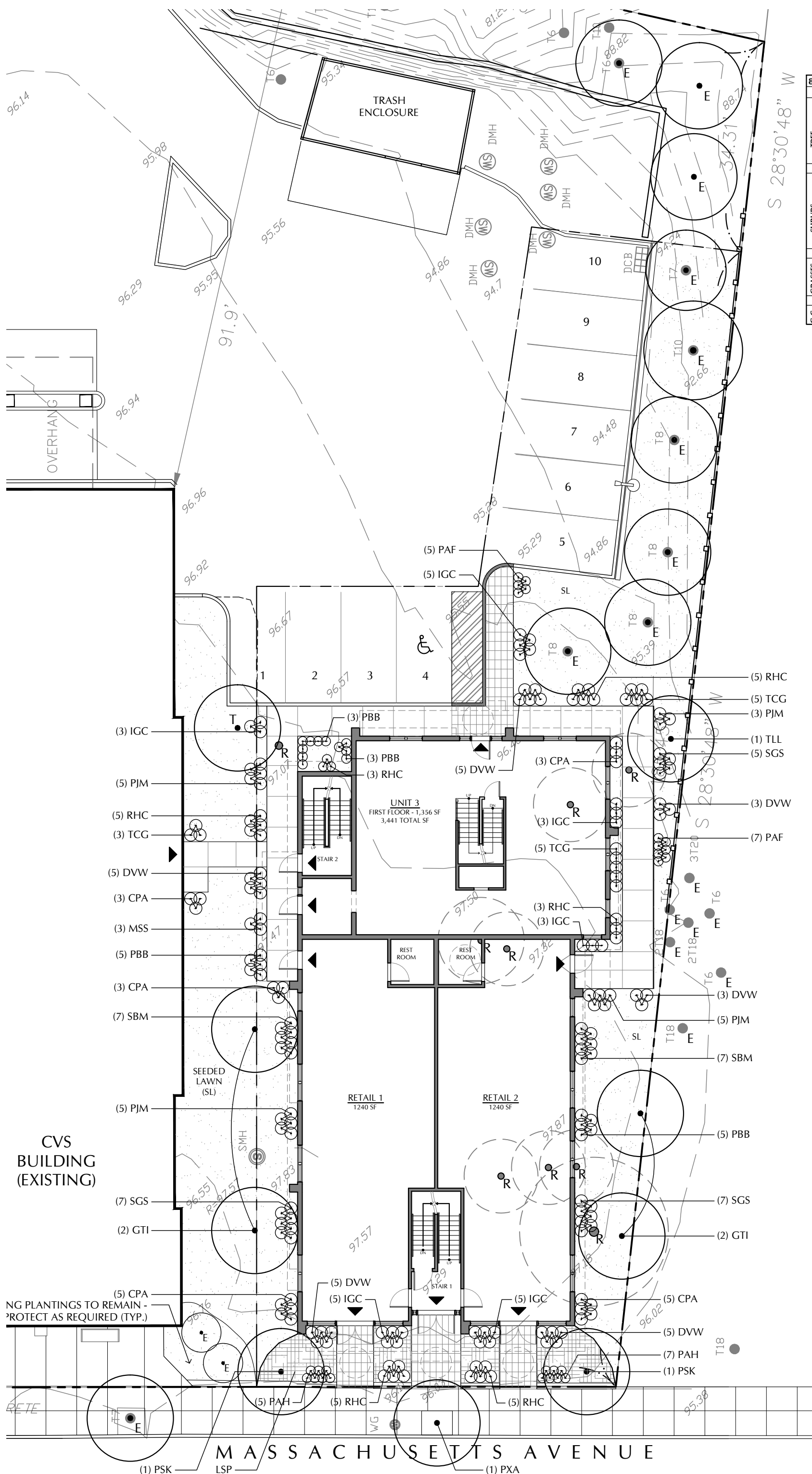
L-01



1 PROPOSED SITE LAYOUT & MATERIALS PLAN

SCALE: 1" = 15'-0"  
15' 7.5' 0 15'





821 MASSACHUSETTS AVENUE, ARLINGTON MA			PLANT LIST		ROJAS DESIGN, INC.		RD 2958	01/03/2024
SYMBOL		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	
TREE	E	9	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A.	
	R	8	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY	
	T	1	TRANSPALNTED TREE - MAPLE TREE	TRANSPALNTED TREE	EXISTING	TRANSPALNTED	TRANSPALNT TREE, LOCATION AS SHOWN ON DRAWINGS	
	GTI	4	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3'-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE CHERRY	2 1/2'-3" CAL.	B & B	DENSE BRANCHING, FULL CROWNS, AND STRAIGHT TRUNKS. SPACING AS SHOWN	
	PXA	1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3'-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	TLL	1	TILIA CORDATA	LITTLE LEAF LINDEN	3'-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
SHRUBS	CPA	19	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'-0" O.C. - EVERGREEN	
	DVW	26	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN	
	IGC	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.	
	PBB	14	PIERIS 'BROWERS BEAUTY'	BROWER'S BEAUTY ANDROMEDA	2'-6" - 3'-0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.	
	PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
	RHC	23	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
	SBM	14	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIREA BUMALDA 'ANTHONY WATERER'	2'-6" - 3'-0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.	
	TCG	13	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDING FORM SPACING AT 2'-6" O.C.	
GRASSES	LSP	340	LIRIOPE SPICATA	CREeping LIRIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED	
	MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER	
	PAF	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER	
	PAH	21	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS	
G.C.	SL	470	SY	SEEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAM LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)	

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PROPOSED  
PLANTING PLAN  
& PLANT LIST

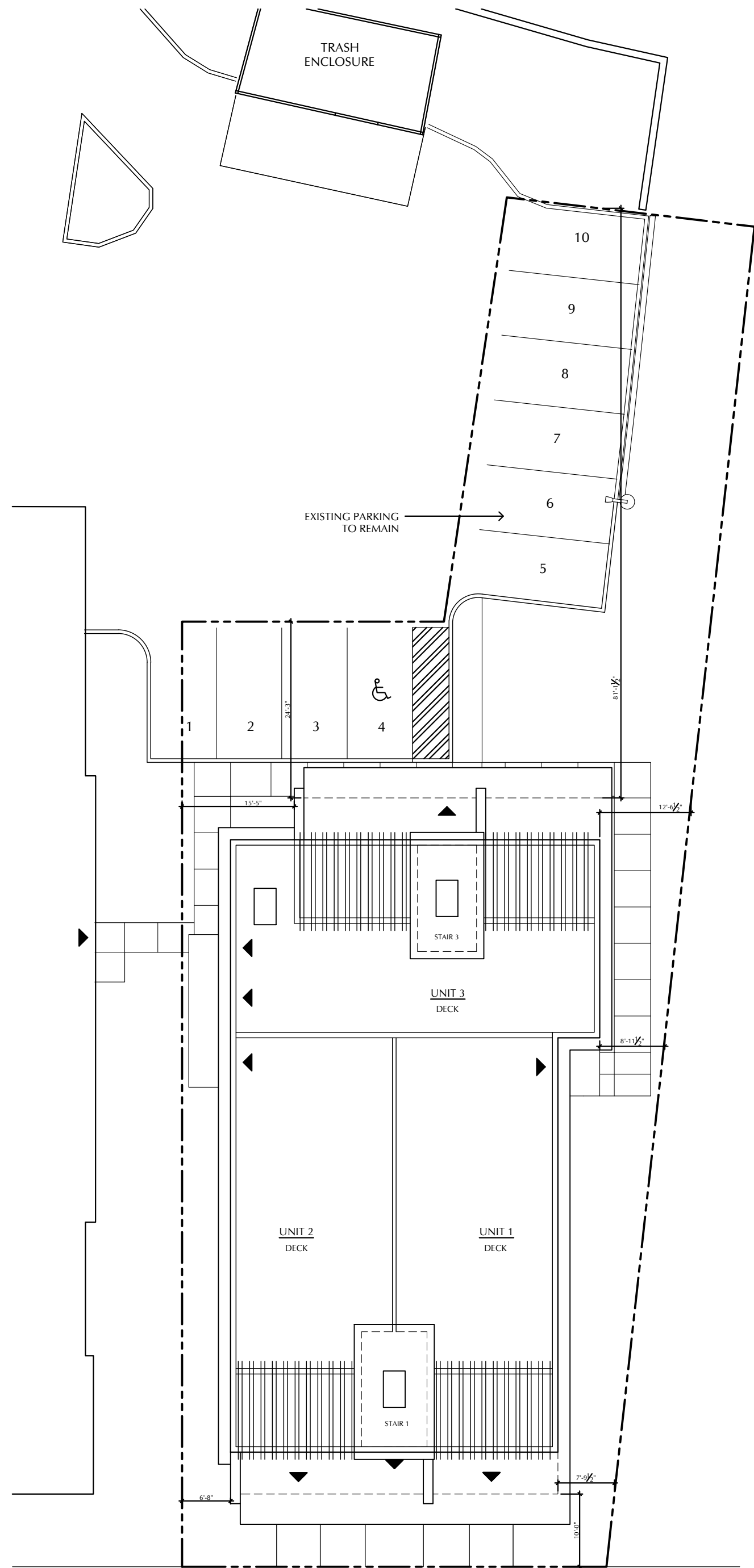
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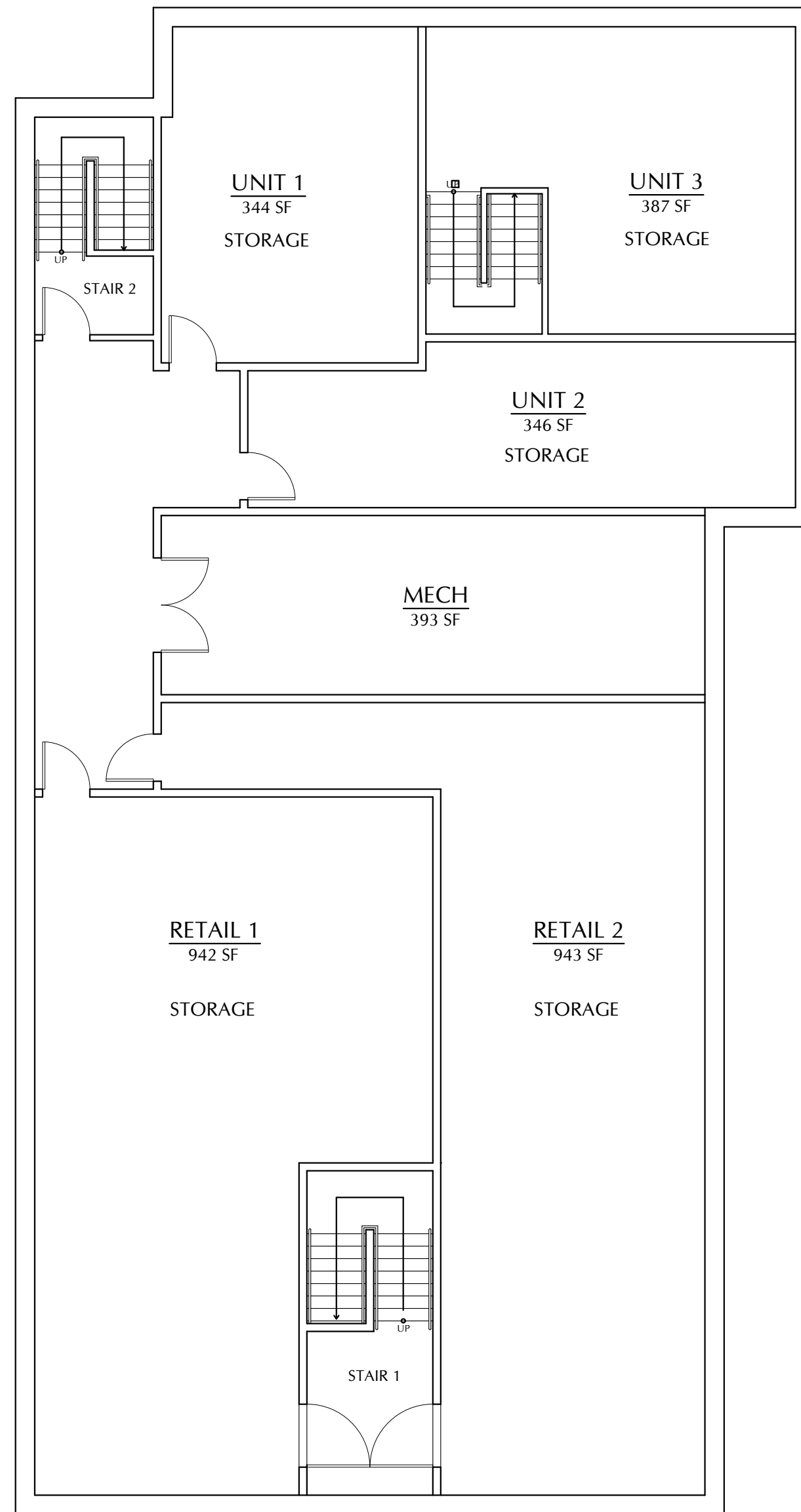
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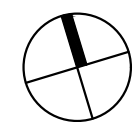
MASSACHUSETTS AVENUE

**1** PROPOSED ROOF PLAN SCALE: 1" = 15'-0"

FLOOR	SQUARE FEET
FIRST FLOOR	4,448 SF
SECOND FLOOR	3,948 SF
THIRD FLOOR	3,948 SF
BASEMENT	4,448 SF
TOTAL	16,792 SF



**2** PROPOSED BASEMENT PLAN SCALE: 1/8" = 1'-0"



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PROPOSED  
ROOF PLAN &  
PROPOSED  
BASEMENT PLAN

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A-01

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PROPOSED  
FIRST FLOOR &  
SECOND FLOOR  
PLANS

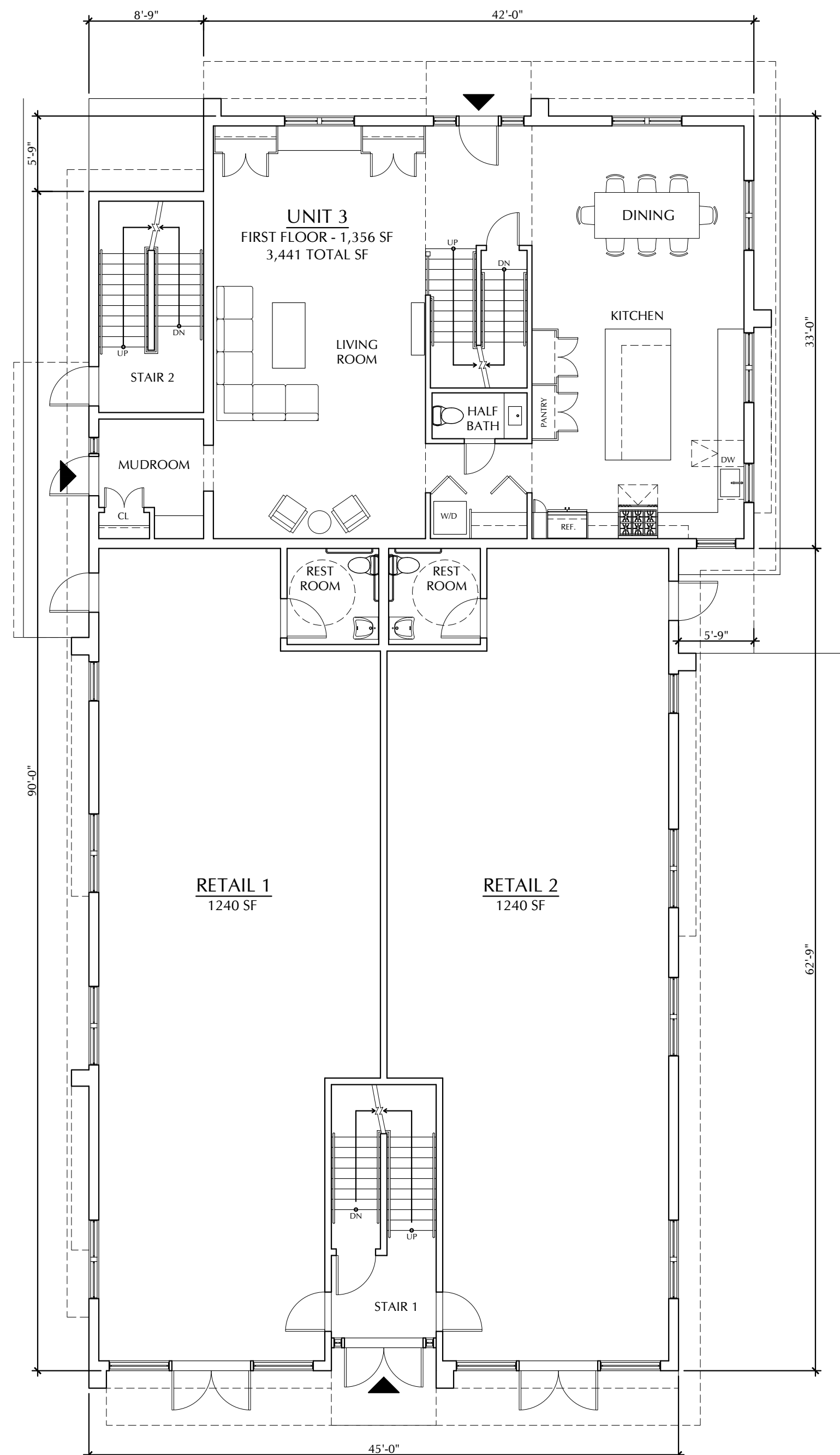
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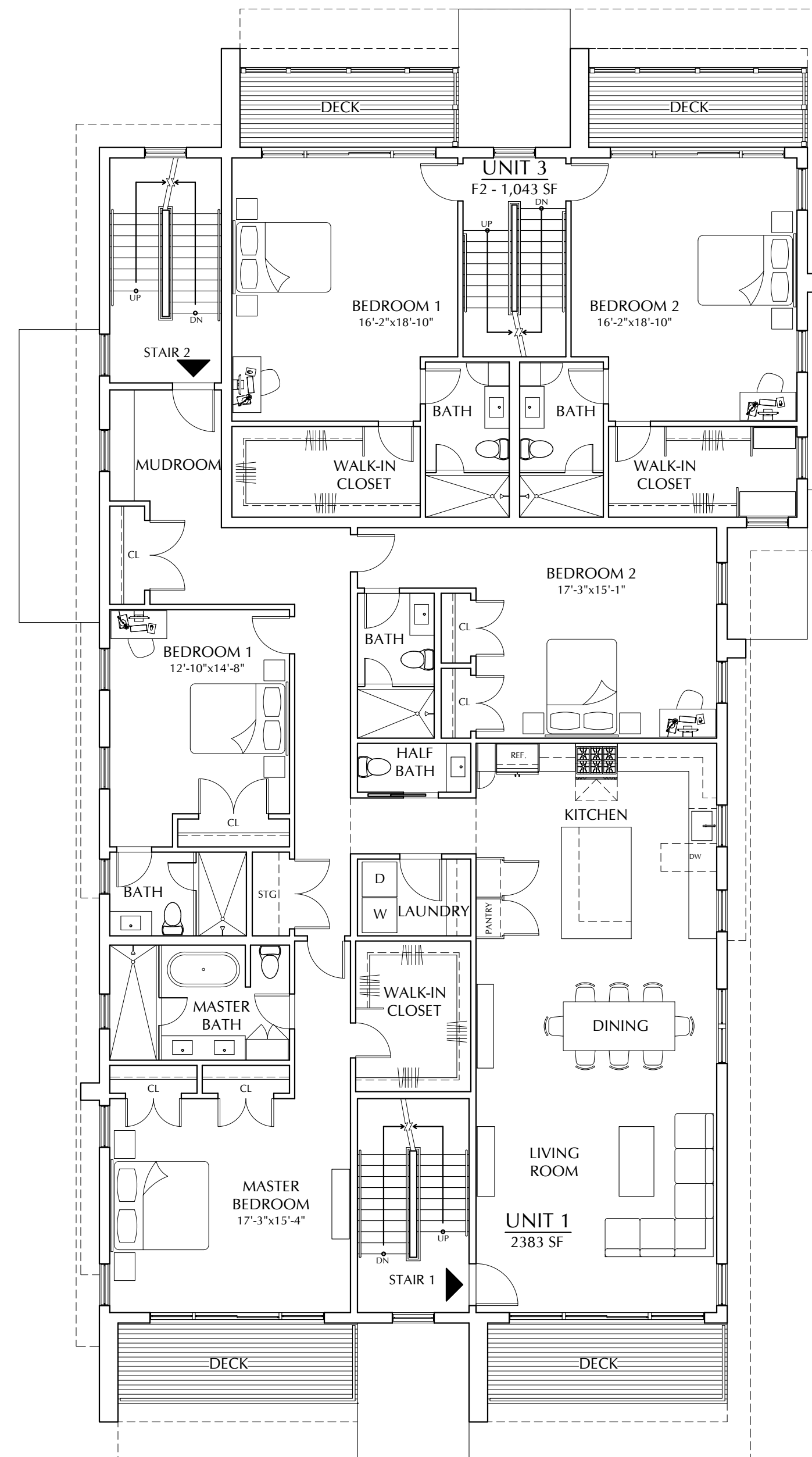
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A-02



1 PROPOSED FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



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PROPOSED THIRD  
FLOOR PLAN,  
FRONT (SOUTH)  
ELEVATION &  
REAR (NORTH)  
ELEVATION

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A-03



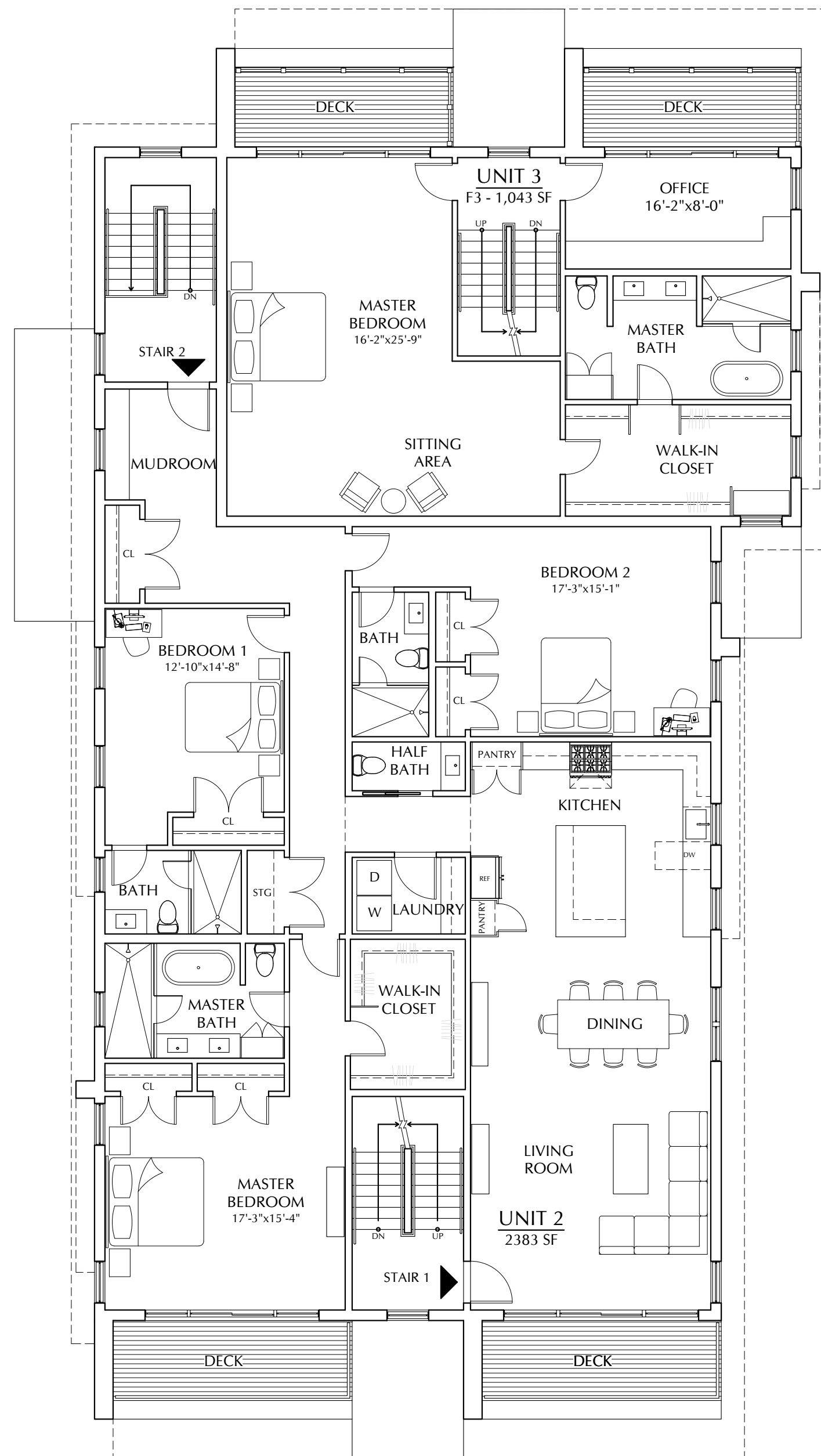
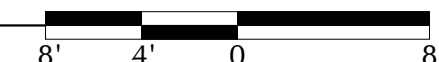
2 PROPOSED FRONT (SOUTH) ELEVATION  
MASSACHUSETTS AVENUE

SCALE: 1/8" = 1'-0"



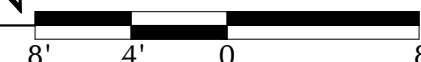
3 PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"





1 PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

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PROPOSED  
SIDE (WEST)  
ELEVATION

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A-04